



Arlington Master Plan

YOUR TOWN, YOUR FUTURE

November 7, 2013

Agenda

Introductions

Planning Process

- Roles & Responsibilities
- Status
- Timeline

Existing Conditions (Baseline) Report

Next Steps

Discussion Groups



Adjourn: 9:00!

Roles & Responsibilities

Arlington Redevelopment Board

Master Plan Advisory Committee
(MPAC)

Dept. of Planning & Community
Development

Master Plan Consulting Team

- RKG Associates, Inc.
- Howard/Stein-Hudson, Inc.
- Ezra Glenn, AICP
- David Gamble, AIA, AICP
- Community Opportunities Group, Inc.



PROCESS & TIMELINE

Where are we today, and where are we going?

ARLINGTON COMMUNITY CONVERSATION





WE ARE HERE

Information
Gathering
Existing Conditions
Assessment

Issues
Identification
Analysis
Options &
Tradeoffs

Master Plan
Proposals &
Recommendations

EST. APRIL 2015

Plan Adoption

Evaluation

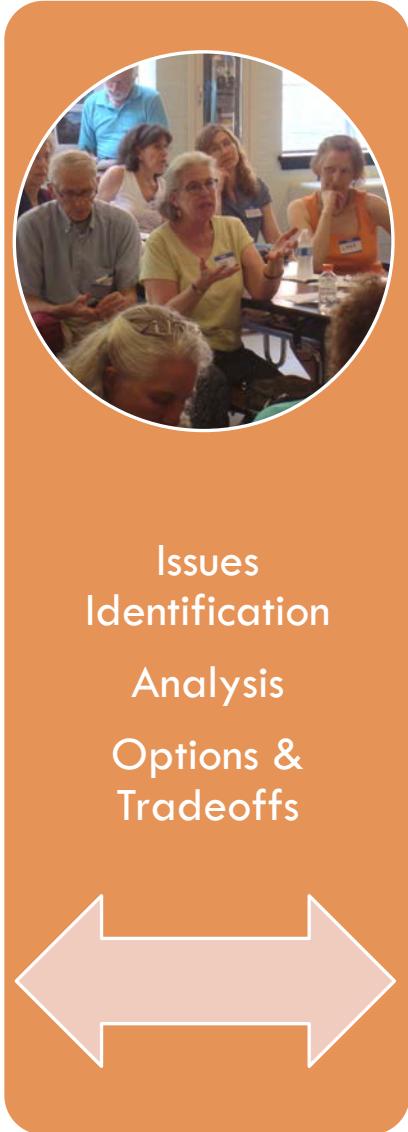
2025

Implementation

Formulating, Revisiting, Fine-Tuning Master Plan Goals and Policies



January – June 2014



Land Use

Public Facilities

Housing & Economic Development

Circulation & Transportation

Historic & Cultural Resources

Natural Resources

Open Space & Recreation



DRAFT BASELINE REPORT

Existing Conditions Assessment

THE DRAFT BASELINE REPORT

Demographics

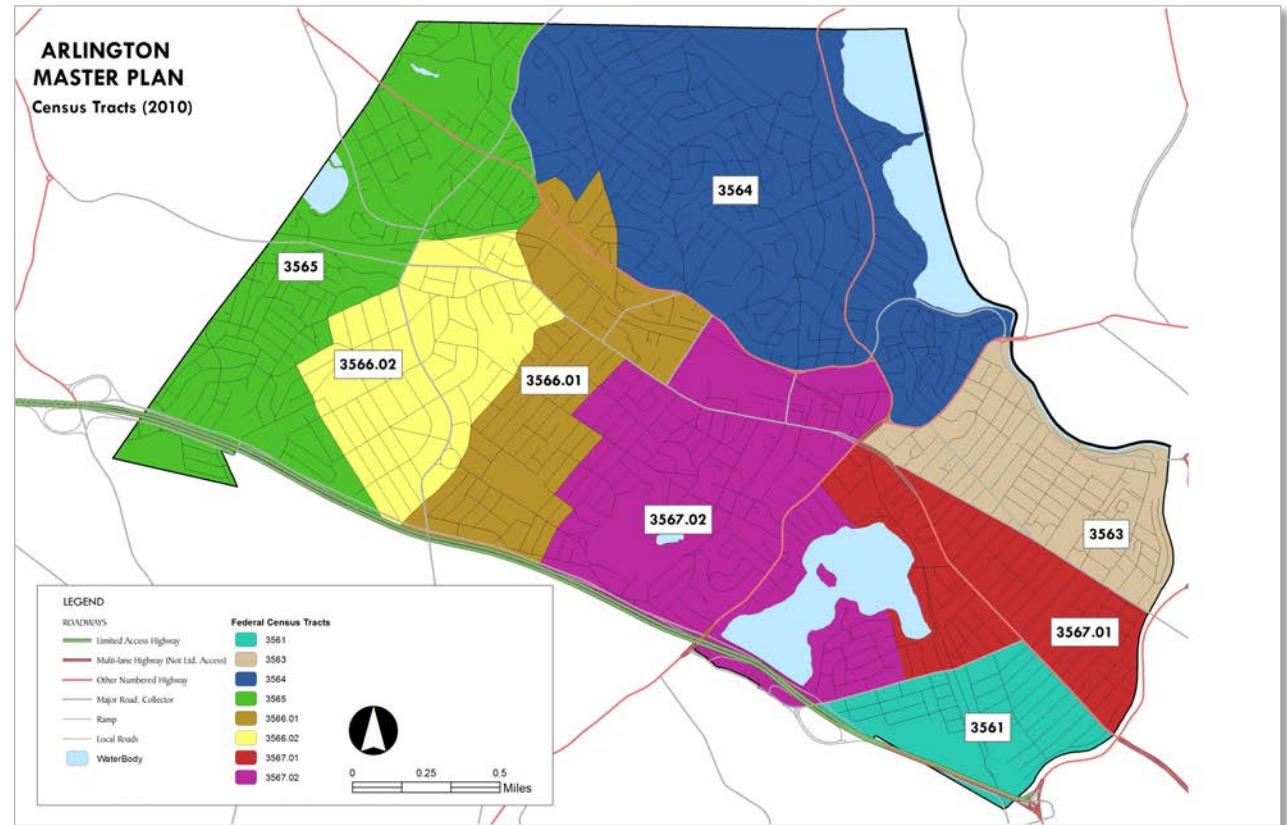
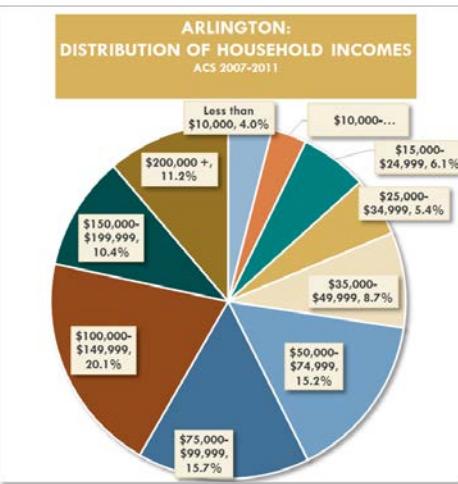
Population

Age

Mobility

Households & Families

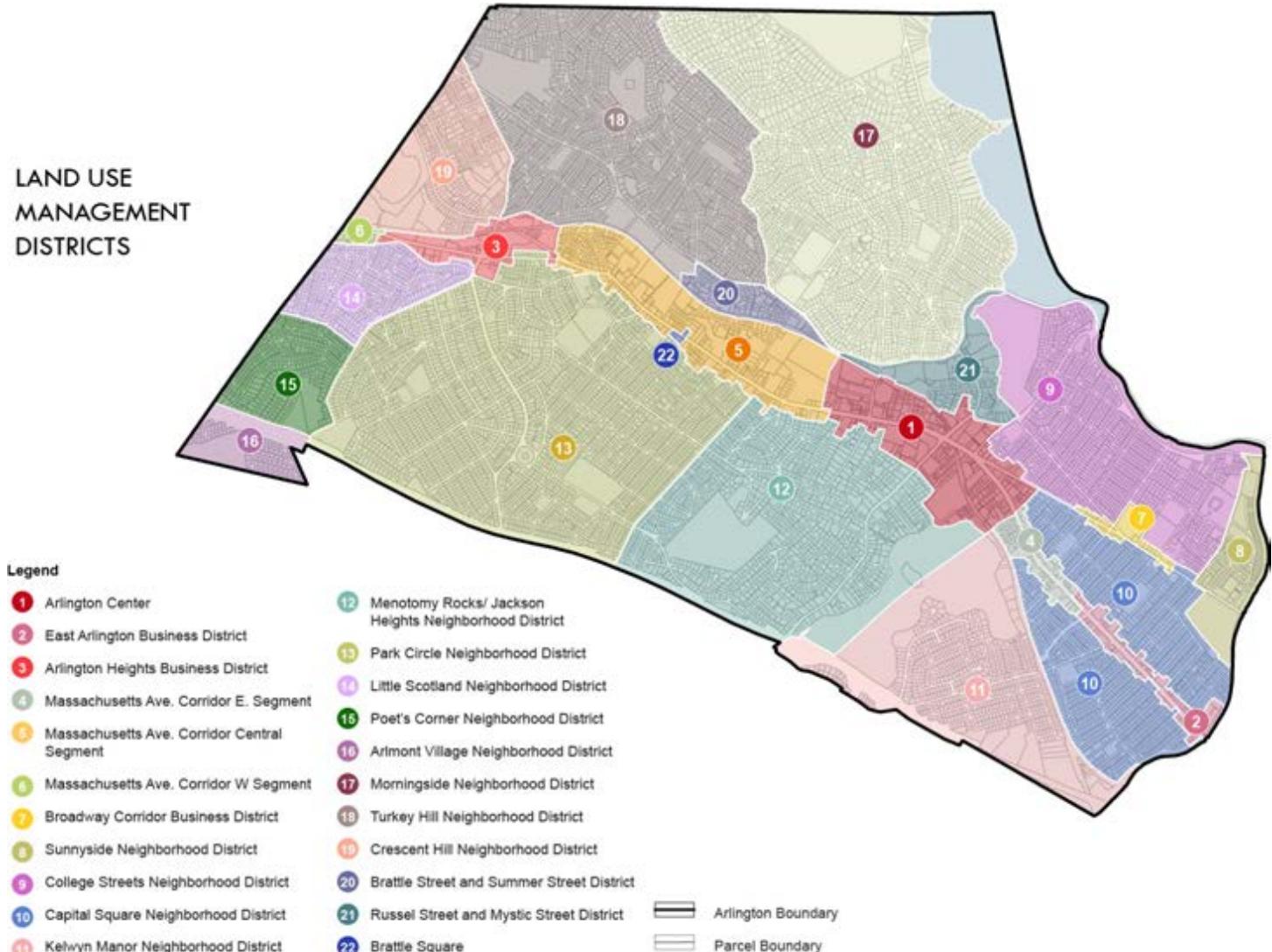
Income



THE DRAFT BASELINE REPORT

Land Use

Land use management districts: areas bound by physical features, common development patterns, public facilities, and existing regulations that reflect the Town's general vision as they stand today. They are not the same as **zoning districts**.



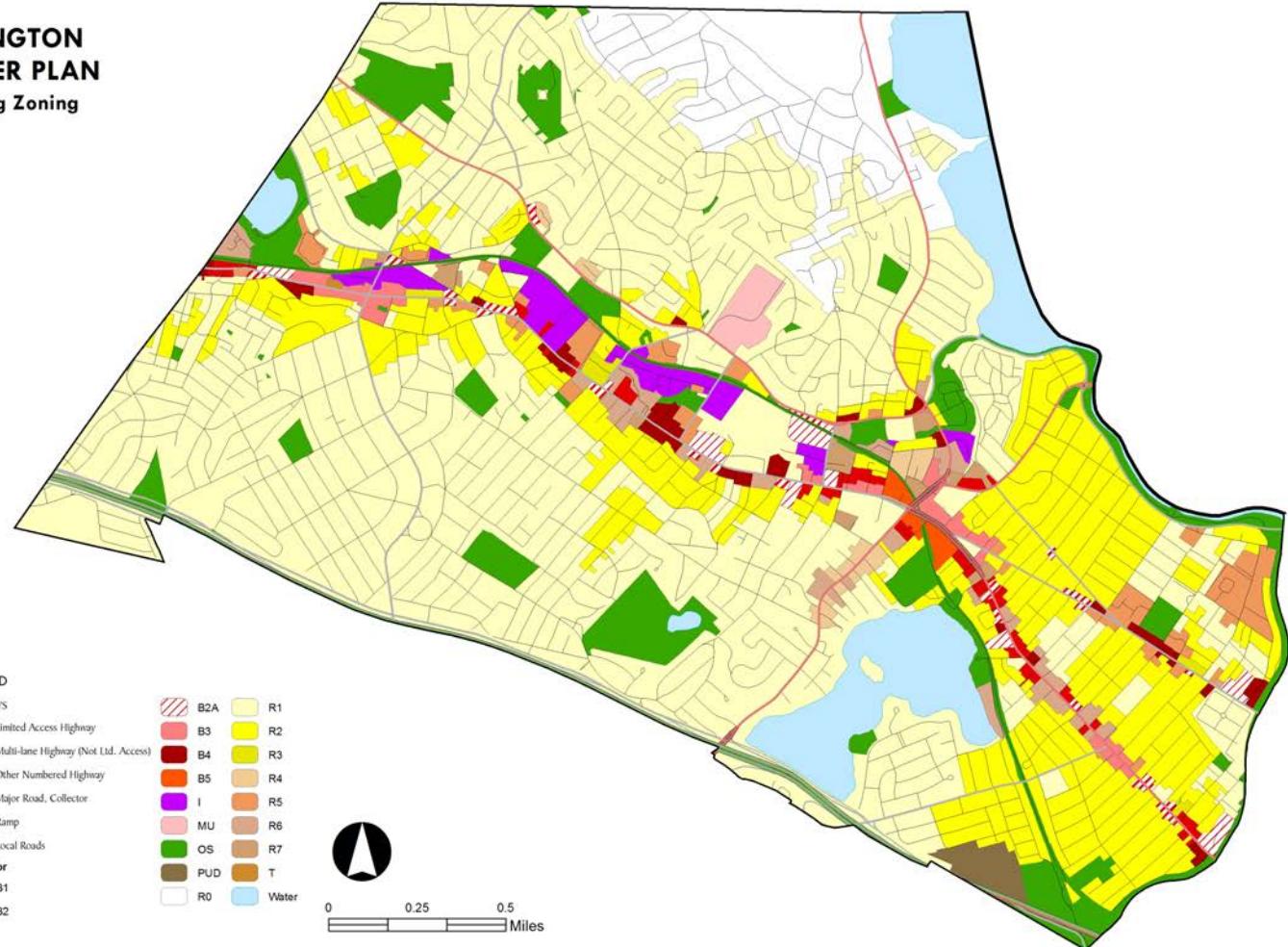
THE DRAFT BASELINE REPORT

Land Use

Arlington's Zoning Map (19 districts)

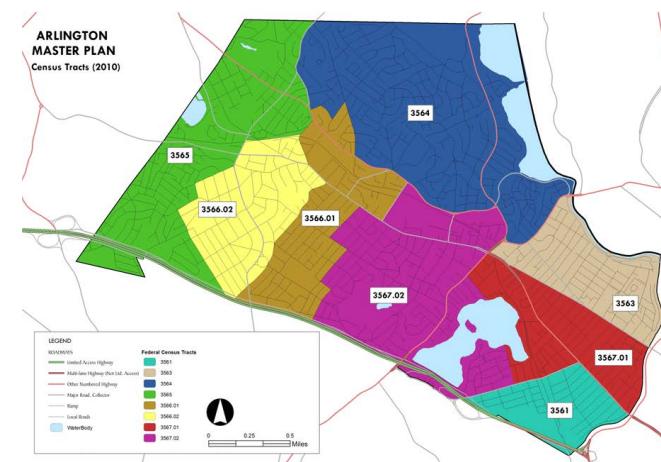
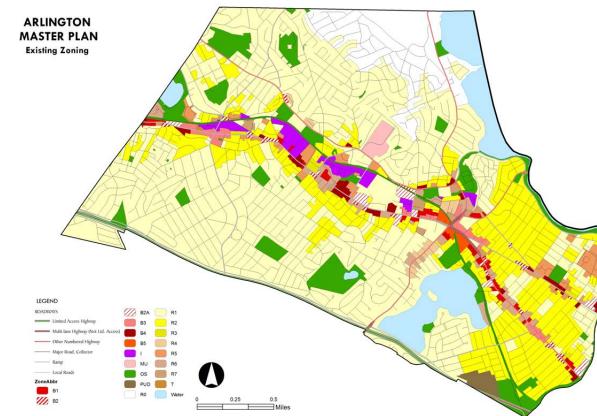
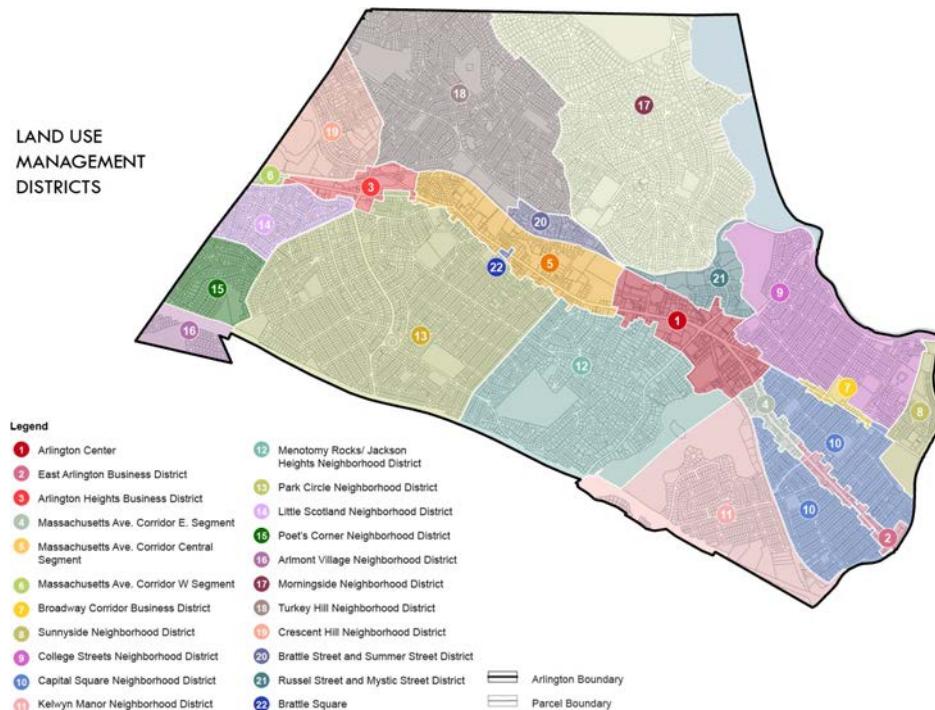
ARLINGTON MASTER PLAN

Existing Zoning



THE DRAFT BASELINE REPORT

Planning Areas



Land Use

Land Use Patterns

Zoning

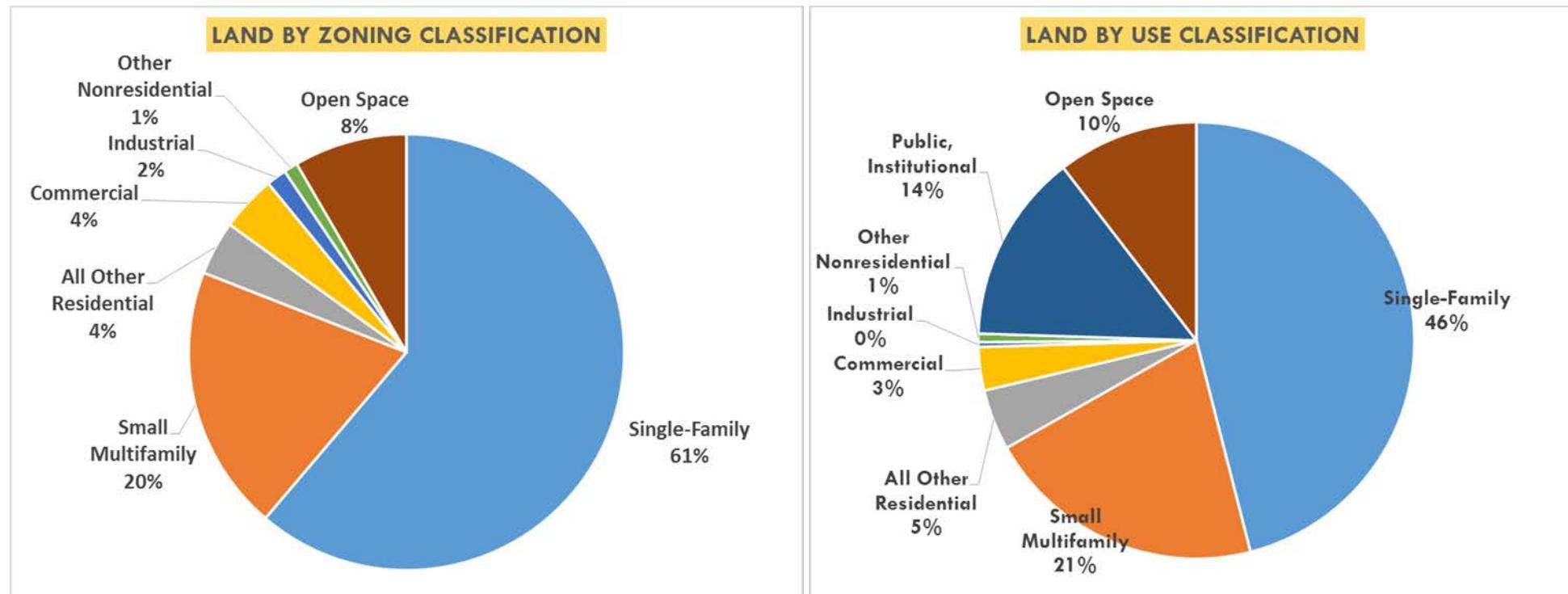
Mass. Avenue

Commercial Areas

Redevelopment
Opportunities



Land Use



Public Facilities

Form of Government

Municipal Buildings

- Public Safety
- Public Works
- Library

School Buildings

Cemeteries



Energy

Building Maintenance



Cost of Community Services

Housing



Housing Inventory

Housing Age and Density

Development Trends

Housing Sale Prices and Rents

Housing Cost Burden

Change in Median Value of Owner-Occupied Units 2000-2011

	2000	2011	% Change
ARLINGTON	\$283,800	\$496,000	42.8%
Belmont	\$450,000	\$632,400	28.8%
Cambridge	\$398,500	\$546,900	27.1%
Lexington	\$417,400	\$687,100	39.3%
Medford	\$226,800	\$392,600	42.2%
Somerville	\$214,100	\$447,000	52.1%
Winchester	\$421,800	\$690,600	38.9%
Middlesex Cty	\$247,900	\$410,100	39.6%
Massachusetts	\$185,700	\$343,500	45.9%

Source: ACS 2007-2011, B20575. US Census 2000, H076.

Economic Development

Labor Force

- Occupations
- Industries
- Earnings

Employment Base

Business Districts

Tax Base



Circulation & Transportation

Road Network

Traffic Patterns

Public Transportation

Bicycle & Pedestrian Accommodation

Parking

Safety



Historic & Cultural Resources

Historic Buildings

- Municipal
- Other

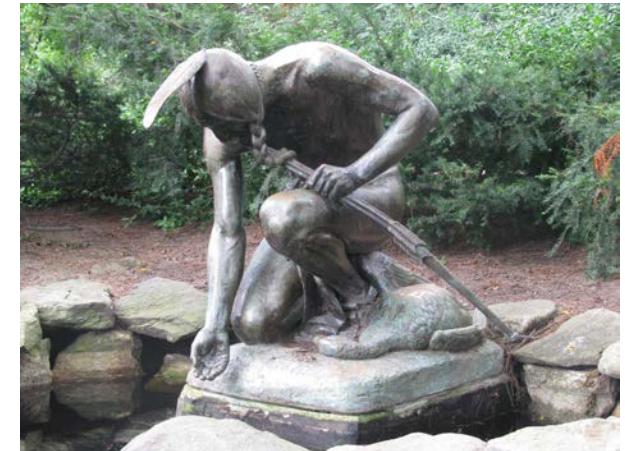


Landscapes

Other Resources

Arts & Cultural Facilities

- Events
- Cultural Attractions



Natural Resources

Watersheds

Topography

Floodplains

Water Resources and Water Quality

Invasives

Environmental Hazards



Open Space & Recreation

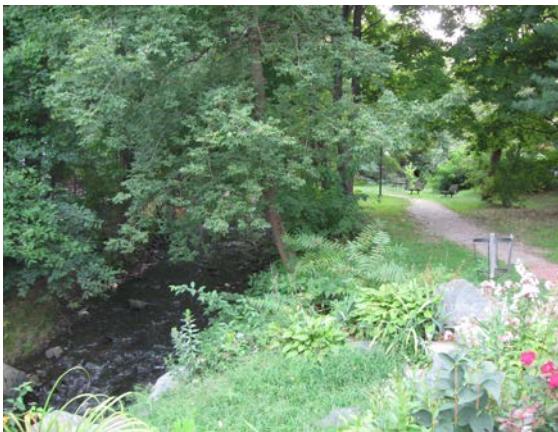
Public Land

- Conservation Land
- Great Meadows
- Recreation Facilities
- Community Gardens

State Land

Private Land

Stewardship



Next Steps



January–June 2014

- MPAC meetings
- Master Plan working papers
- Review process

October–December 2014

- Draft Master Plan
- Review process
- ARB Public Hearing

2015

- Town Meeting